

SULLIVAN COUNTY, TENNESSEE

ZONING RESOLUTION



Originally Adopted and Effective: September 1, 1988

Subsequent Updates Periodically

Comprehensive Restudy: October 21, 2003

Final Effective: January 1, 2004

Amendments:

August 15, 2005

October 17, 2005

September 17, 2007

January 22, 2008

May 19, 2008

July 21, 2008

February 17, 2009

May 18, 2009

September 21, 2009

March 15, 2010

May 17, 2010

November 15, 2010

May 16, 2011

December 19, 2011

May 20, 2013

February 18, 2014

Prepared for the Sullivan County Regional Planning Commission:

2004

James “Buddy” King, Commissioner Liaison
Harry Boggs, Chair
Cathy Mullins, Bristol PC rep.
Mike McIntire, Kingsport PC rep.
Jack Dutton, Vice Chair
Gordon Peterson, Executive Secretary
Roy Settle, Historic Zoning Commission member
Ken Bronner
Archie Pierce

2011

John Crawford, Commissioner Liaison
Mark Webb, Bristol PC rep.
Mike McIntire, Kingsport PC rep.
Stacy Ivester, Vice Chair
Gordon Peterson, Chair
Roy Settle, Historic Zoning Commission member
Gary Baker, Executive Secretary
Jack Dutton, past chair
James “Buddy” King, former County Commissioner

2013

John Crawford, Commissioner Liaison
Mark Webb, Bristol PC rep.
Dennis Ward, Kingsport PC rep.
Stacy Ivester, Vice Chair
Gordon Peterson, Chair
Mary Ann Hager, Historic Zoning Commissioner liaison
Gary Baker, Executive Secretary
Jerry Buchanan
Don Mumpower

2014

John Gardner, Commissioner Liaison
Mark Webb, Bristol PC rep.
Hoyt Denton, Kingsport PC rep.
Stacy Ivester, Vice Chair
Gordon Peterson, Chair
Mary Ann Hager, Historic Zoning Commissioner liaison
Gary Baker, Executive Secretary
Jerry Buchanan
Don Mumpower

Staff:

Tim Earles, Sullivan County Building Commissioner
Ambre M. Torbett, AICP, Sullivan County Planning & Codes Director

TABLE OF CONTENTS

Article I	General Provisions	Page 1
Article II	Establishment of Districts	Page 4
Article III	Agricultural and Residential District Regulations	Page 7
Article IV	Commercial District Regulations	Page 27
Article V	Manufacturing District Regulations	Page 35
Article VI	Overlay District Regulations	Page 44
Article VII	Parking and Loading Regulations	Page 65
Article VIII	Operational Performance Standards, Stormwater Management Standards	Page 77
Article IX	Sign Regulations	Page 90
Article X	Telecommunication Facility Regulations	Page 95
Article XI	Provisions Governing Nonconforming Uses and Non-complying Buildings or Other Structures	Page 100
Article XII	Administration and Enforcement	Page 104

APPENDICES

Appendix A	Language and Definitions	A 2-17
Appendix B	Use Classification and Supplemental Regulations	B 18-52
Appendix C	Standard Lot Size, Building Illustrations, List of the Zoning Abbreviations, Sign Setback Diagram	C 53 – 60
Appendix D	Supplemental Guidelines for Campgrounds	D 61-62
Appendix E	Driveway Connection Application Form	E 63-65
Appendix F	Illustrations of Parking Lot Designs (per Article V11)	F 66 - 71
Appendix L	(Inserted from ICC Building Permit Fee Schedule)	last page